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Heruntergeladen am 17.07.2025

<https://fimportal.de/xzufi-services/S1000030000319108/S100003>

Modul	Sachverhalt
Leistungsschlüssel	99043006000000
Leistungsbezeichnung I	
Leistungsbezeichnung II	Land register - apply for an extract from the land register
Typisierung	2/3 - Bund: Regelung (2 oder 3), Land/Kommune: Vollzug
Quellredaktion	Bremen
Freigabestatus Katalog	unbestimmter Freigabestatus
Freigabestatus Bibliothek	unbestimmter Freigabestatus
Begriffe im Kontext	
Leistungstyp	
Leistungsgruppierung	
Verrichtungskennung	
SDG-Informationsbereich	
Lagen Portalverbund	Hausbau und Immobilienerwerb (1050100), Kauf, Miete und Pacht (2050100)
Einheitlicher	

Modul	Sachverhalt
Ansprechpartner	
Fachlich freigegeben am	29.02.2024
Fachlich freigegeben durch	
Handlungsgrundlage	https://www.gesetze-im-internet.de/gbo/BJNR001390897.html
Teaser	Owners or entitled persons may apply to the competent land registry office in person or by written application for the issuance of an extract from the land register.
Volltext	<p>A certain group of persons (owner, person entitled in rem, creditor or their authorized representative) can apply for the issuance of a land register extract at the competent local court (land registry office) in person or by written application (by mail or e-mail (please scan or photograph the application beforehand)). It is not possible to apply by telephone.</p> <p>The land registry will verify the legitimate interest and issue a land register extract if the requirements are met.</p>
Erforderliche Unterlagen	<ul style="list-style-type: none"> • Identity card of the applicant, if applicable, power of attorney of the represented person • Land register designation Complete land register designation (e.g. Vorstadt L 43 sheet 1234) • Proof of legitimate interest e.g. power of attorney of the owner, draft sales contract or enforcement order
Voraussetzungen	<p>Only those who have a legitimate interest may request an extract from the land register.</p> <p>This is the case if factual reasons for the desired inspection can be presented which rule out the pursuit of unauthorized purposes or mere curiosity. Therefore, for example, creditors of the property owner who intend to foreclose on the property may inspect the land register.</p> <p>A mere interest in purchase is not sufficient. Only those who are already in negotiations with the land owner have a legitimate interest in inspecting the land</p>

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	<p>register. This must be proven - for example, by presenting a power of attorney from the owner or a draft purchase agreement.</p>
Kosten	<p>Gebühr: 10€ uncertified extract from the land register: 10,-- EUR, Gebühr: 20€ certified extract from the land register: 20,-- EUR.</p>
Verfahrensablauf	<p>The application is made</p> <ul style="list-style-type: none"> • in person at the Legal Application Office of the Land Registry (opening hours from 09:00 to 12:30). • in writing by mail or e-mail (please scan or photograph the application beforehand). • It is not possible to apply by telephone. <p>Please bring your identity card with you when applying in person or enclose a copy of your identity card when applying in writing.</p> <p>The application for an extract from the land register will be examined by the clerk of the court and granted if the requirements are met. The extract can be issued as an uncertified extract or as a certified extract.</p> <p>If only a partial extract can be issued (e.g. because there is no legitimate interest in the registered encumbrances), it must be issued as an official extract (Section 45 Land Register Decree).</p>
Bearbeitungsdauer	<p>The application will be processed immediately upon receipt and the statement will be sent by mail. Unfortunately, an exact processing time cannot be given.</p>
Frist	
weiterführende Informationen	<p>https://www.finanzen.bremen.de/steuern/grundsteuer-reform-92715</p>
Hinweise	<p>It helps to speed up the procedure if the complete property designation (e.g. VL 43 sheet 1234) is provided.</p> <p>You will only receive information on the owner if you</p>

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demonstrate a legitimate interest when making the request.

The respective entitled persons may be represented by an authorized representative. The power of attorney must be submitted in writing.

Information on the 2022 Real Estate Tax Reform

A land register excerpt is generally not required for the tax return. Property owners can obtain the necessary information on the district, parcel, land parcel and property size independently via the link "Land parcel viewer" provided on the website of the Senator for Finance on the property tax reform.

Should a land register extract still be requested, this will be charged at €10.00.

If you have any further questions, please visit the website of the Senator of Finance on land tax reform. Detailed information is provided there. You will find the link to this in the "Further information" section under the heading "Where can I find out more?".

Important: The living space calculation is not done by the land registry, as this information does not result from the land registry.

Rechtsbehelf
Kurztext
Ansprechpunkt
Zuständige Stelle
Formulare

<https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20Grundbuchauszug.pdf>
<https://buergerservice-master.calypso.bremen.de/sixcms/media.php/5/Antrag%20Grundbuchauszug.452903.pdf>

Ursprungsportal

Serviceportal der Freien Hansestadt Bremen, Service

Modul

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portal of the Free Hanseatic City of Bremen